

1221 Carlisle Ave

Rezoning Application

1. Site Location



Site Area

Metric: 7,520m²

Imperial: 80,945ft²

Existing Use

14 single family residential
lots

2. OCP Proposed Land Use Designation



Proposed Land Use Designation
Medium Density Residential (FAR 2.0)

Proposed Height
17m / 5 storeys

Proposed Floor Area Ratio (FAR)
2.0

3. Rezoning to CD-152

Zoning

- P-1
- P-2
- P-3
- P-4
- P-5
- RD-1
- RD-2
- RD-2X
- RD-3
- RD-4
- RM-1
- RM-2
- RM-3
- RM-4
- RM-4C
- RM-4CP
- RS-1
- RS-2
- RS-3
- RS-4
- RS-4A
- RS-5
- RS-6
- TC



Existing Zoning

RS-1

Proposed Zoning

CD No. 152

4. Zoning Regulations Use and Density

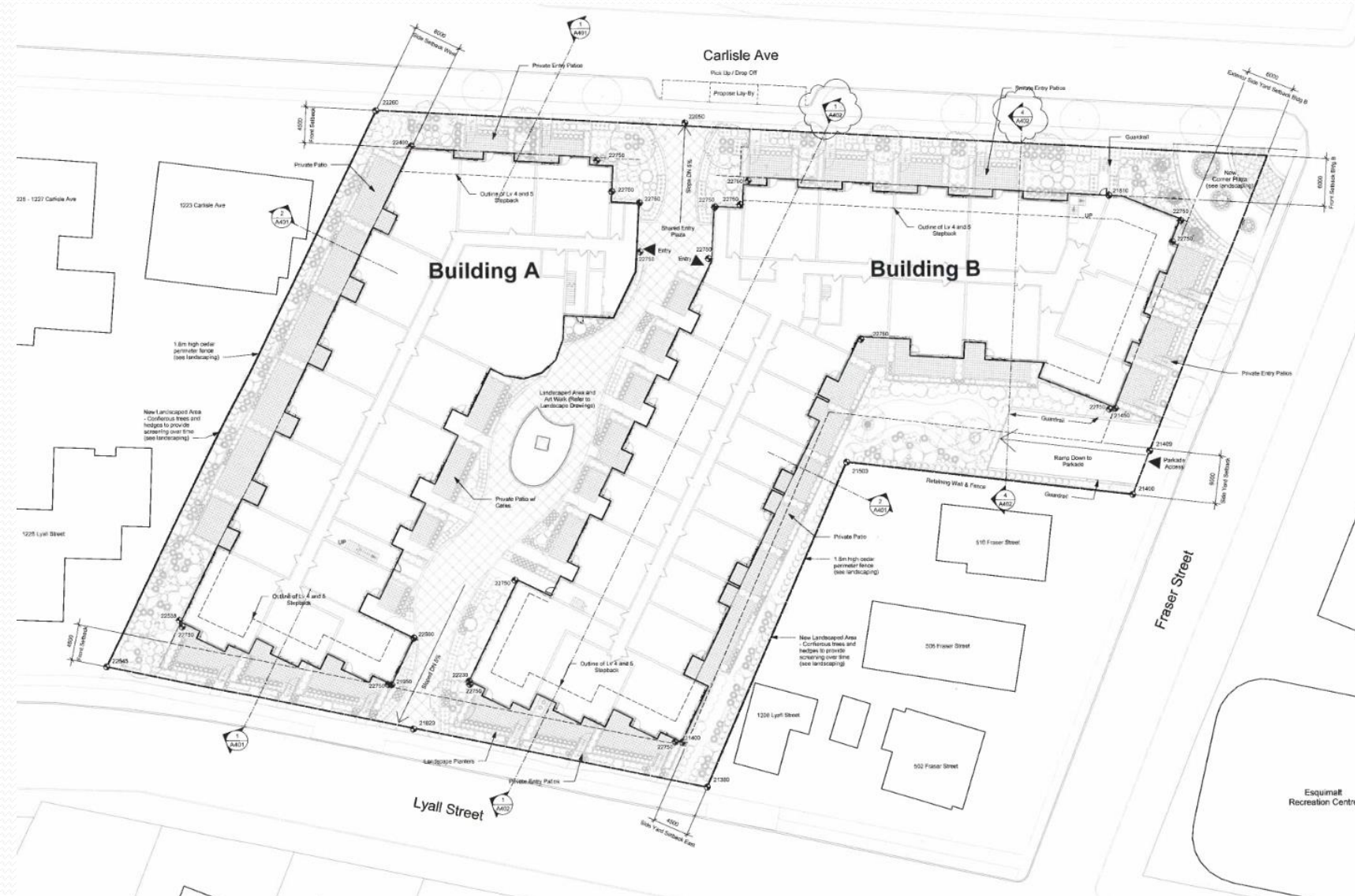
213 Apartment Units

- 2 studios
- 113 1-bedroom
- 82 2-bedroom
- 16 3-bedroom

Floor Area Ratio

2.0

5. Zoning Regulations Lot Coverage



First Storey
52.3%

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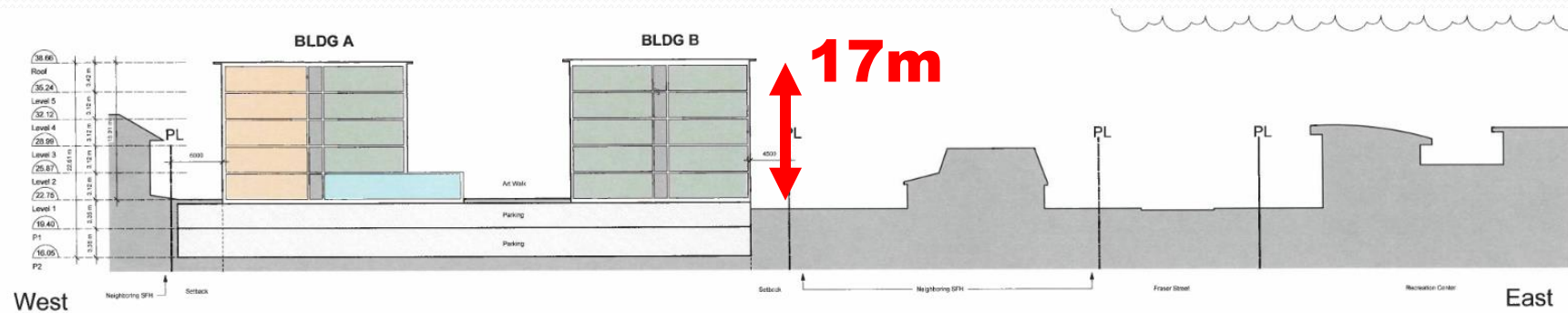


Parking Level

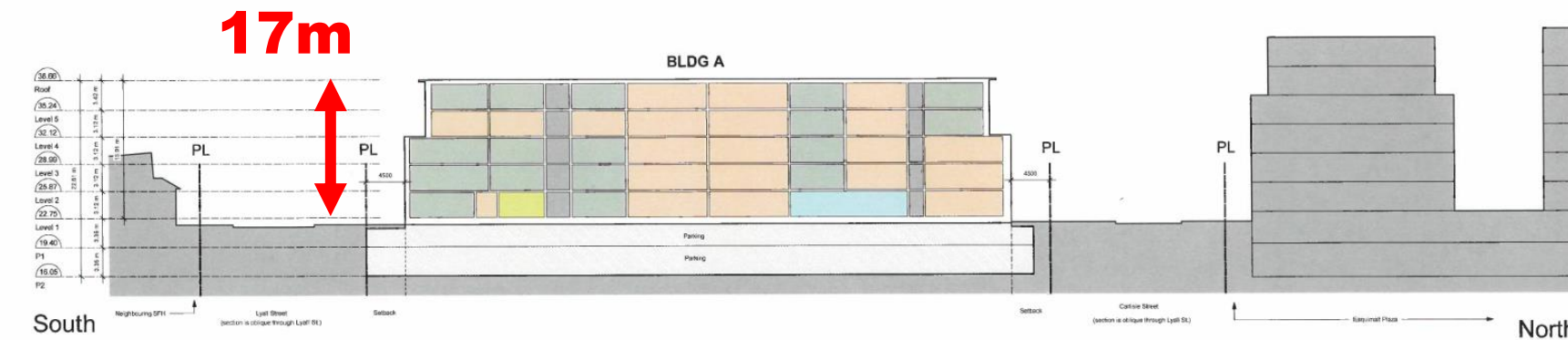
77%



6. Zoning Regulations Height



A

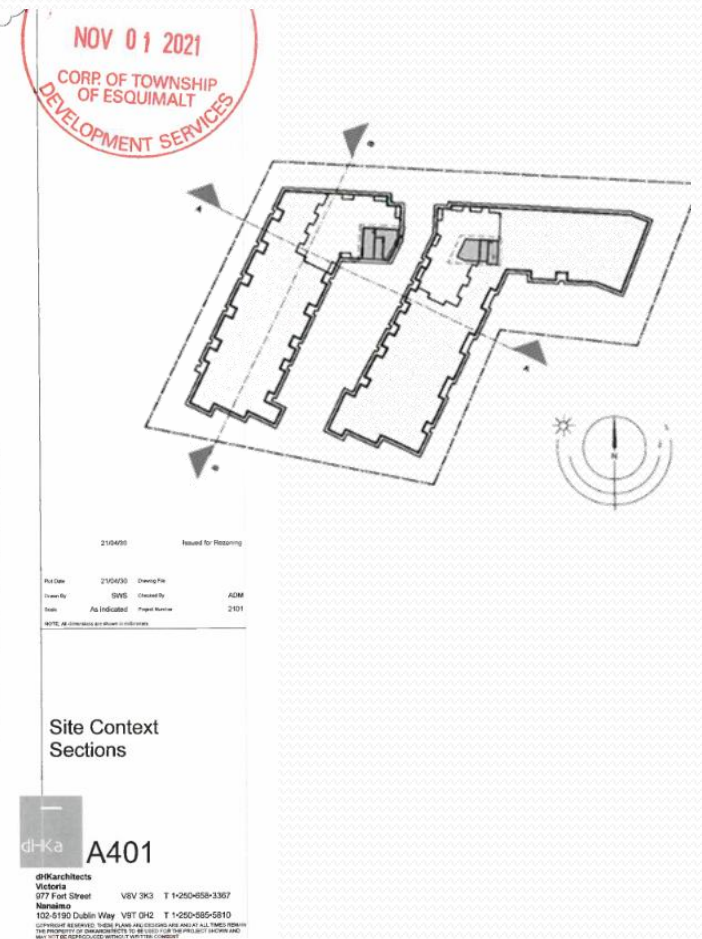


B

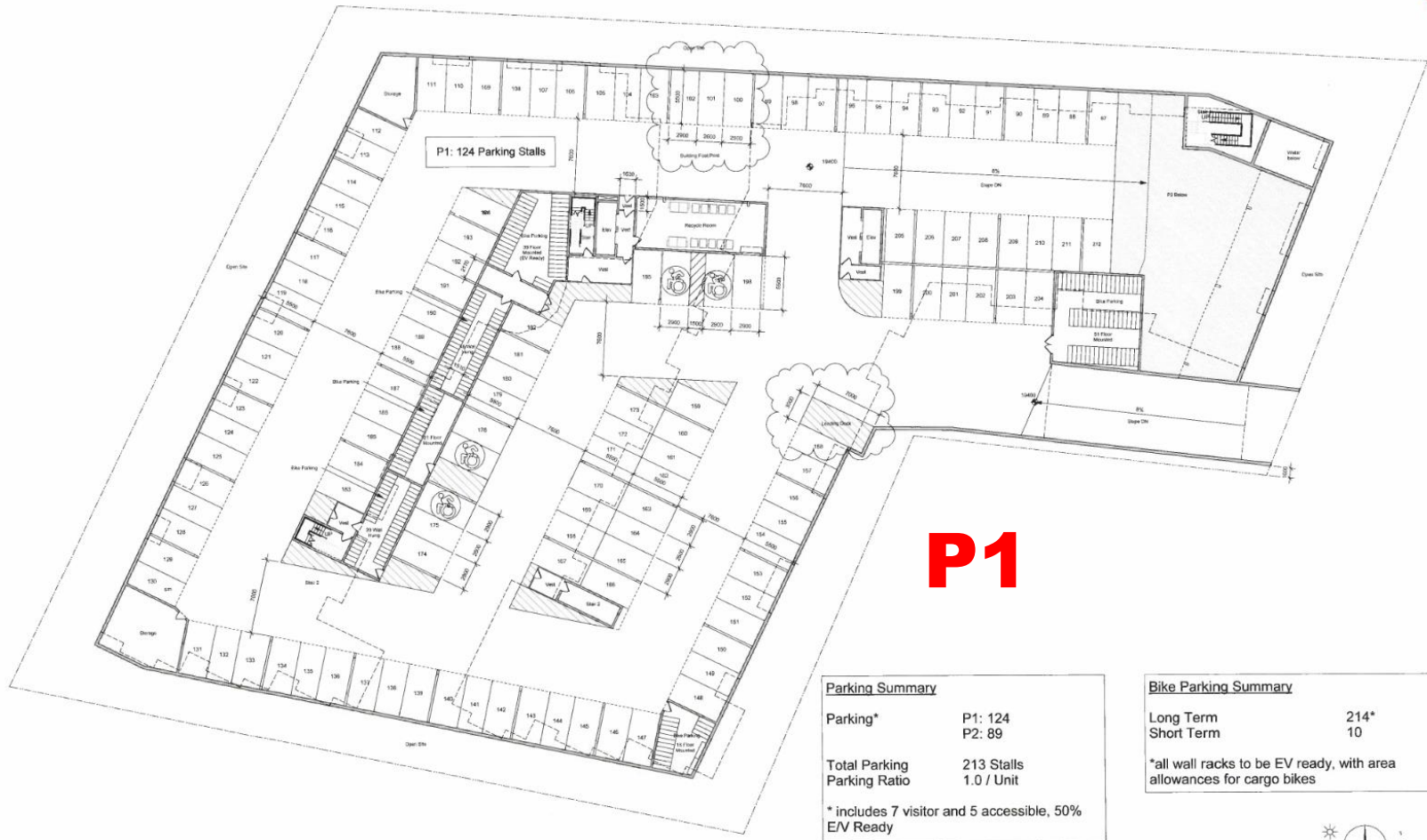
Fraser St

Lytall St

Carlisle Ave



7. Zoning Regulations Parking



2 level parking structure

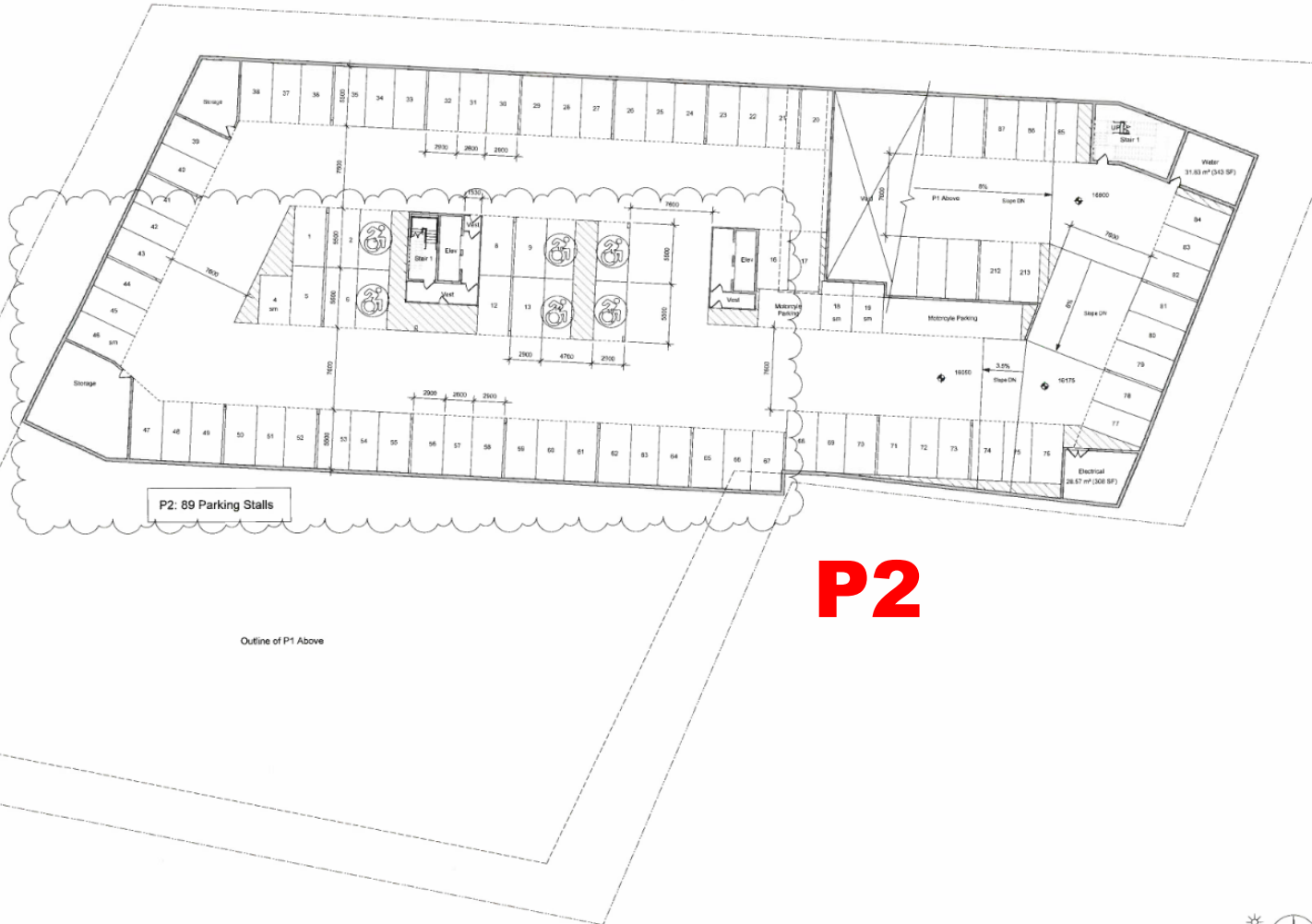
Vehicle spaces

- 213 stalls total (1:1 ratio)
- 5 accessible
- 7 visitor

Bicycle spaces

- 213 class 1
- 10 short-term

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8. Design Review Committee Recommendation

November 10, 2021. The recommendation was to forward to Council for approval for the following reasons:

- Appropriate density
- Good building height
- Continuation of the Art Walk installation is a positive feature which ties the neighbourhood together
- 1:1 parking ratio is positive

The Committee had the following conditions of approval:

- Applicant to submit design refinements to enhance privacy concerns of facing units
- Design refinements to the massing to widen the gap between the two buildings in order to reduce the tunnel effect and to enhance privacy amongst residents.

9. Advisory Planning Commission Recommendation

November 16, 2021. The recommendation was to forward to Council for approval for the following reasons:

- Fits with the OCP
- Good design.

10. Section 219 Covenant

Within the Section 219 Covenant:

- Lot consolidation of all subject properties.
- Undergrounding of overhead utilities along Carlisle Avenue frontage.
- 7 visitor parking spaces.
- Membership for a shared vehicle service per unit for one year.
- One parking space for a car share vehicle on the subject property.
- 50% of indoor Class 1 bicycle parking spaces have access to charging.
- Provision of up to 110 annual bus passes (\$1000 each) for residents through the BC Transit EcoPASS.
- SRW for public access over the 'corner access public space' and 'art walk'.
- Upgrading 80m of existing sewer main on Lyall Street.

11. Housing Agreement Covenant

Within the Housing Agreement Covenant:

- The building to include a minimum of 16 3-bedroom dwelling units.
- No restriction on rentals
- No restriction on the number of units available to DND or Seaspan.
- An additional 10 units may be made available to another agency.